

Register of Historic Kansas Places

Registration Form

This form is for use in nominating individual properties and districts. The format is similar to the National Register of Historic Places form. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets. Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Michigan BuildingOther name/site number N/A

2. Location

Street & number 206 East Douglas Avenue ☐ not for publicationCity or town Wichita ☐ vicinityState Kansas Code KS County Sedgwick Code 173 Zip code 67202-3404

3,4. Certification

I hereby certify that this property is listed in the Register of Historic Kansas Places.

Patricia Zolner DSHPO11/9/06

Signature of certifying official/Title

Date

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property
(Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>		total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)N/A**Number of contributing resources previously listed in the National Register**N/A

6. Function or Use

Historic Functions
(Enter Categories from instructions)COMMERCE/Specialty store**Current Functions**
(Enter categories from instructions)VACANT

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH & EARLY 20TH CENTURY/Commercial

Materials

(Enter categories from instructions)

Foundation: Concrete

Walls: Concrete; Steel

Terra Cotta

Roof: Asphalt

Other:

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for the State Register)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☐ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

COMMERCE

Period of Significance

1909-1956

Significant Dates

1909

1917

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

C. W. Terry, architect

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67)
has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

- ☐ recorded by Historic American Engineering
Record # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

Kansas State Historical Society

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	4	6	4	6	6	6	6	4	1	7	2	3	1	2
Zone		Easting						Northing						

2														
Zone		Easting						Northing						

3														
Zone		Easting						Northing						

4														
Zone		Easting						Northing						

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

Name/title Susan Jezak Ford

Organization Citysearch Preservation Date June 19, 2006

Street & number 3628 Holmes Street Telephone 816-531-2489

City or town Kansas City State MO Zip code 64109

Property Owner

Name Michael Elzufon

Street & number 2736 Cheshire Lane N. Telephone 763-235-1780

City or town Plymouth State MN Zip code 55447

Register of Historic Kansas Places Continuation Sheet

Section number 7 Page 1

Michigan Building
Wichita, Sedgwick County, Kansas

Architectural Description

The Michigan building, located at 206 E. Douglas Avenue, Wichita, Kansas is nominated to the Register of Historic Kansas Places under Criterion A in the area of Commerce. The building is a narrow structure of reinforced concrete and terra cotta brick that stands six stories tall. The building was constructed in 1909 for the Ayers and Barnes clothing store. It is significant for its historic presence in downtown Wichita's streetscape and as the home of several versions of locally prominent music stores.

The Michigan building's **façade**, oriented to the south, is three bays wide and clad in 8-inch by 12-inch white matte glazed bricks. The lower half of the façade was remodeled in 1957 for a shoe store. A central glass and metal double entrance is currently surrounded by large display windows. Recessed bulkheads are pink granite and outer edges of the first story are clad in pink glass tiles. A modern metal cornice tops the entrance and windows. The transom, likely filled with brick, is currently covered with wood. The building's second and third stories were also covered by a glass tiles in 1957 and a metal grate was placed atop the tiles around 1972. These later elements have been removed to show that the original glazed wall tiles are intact. Original terra cotta ornament surrounding windows on the second and third stories was removed in 1957 and filled with brick for the remodeled façade. Outlines of the original trim are still visible, as are pieced lintels above the second story windows. The three windows on the second and third stories are currently filled with concrete blocks, a reversible application. The façade's wall tiles and ornament on the fourth, fifth and sixth stories are in their original configuration. One-over-one double-hung windows are present in each bay. The fifth story has a simple common sill; sixth story windows have pieced lintels and a common sill with scrolled ends. An elaborate frieze and cornice are located above the sixth story consisting of an enframed section of pierced tiles above each bay, "MICHIGAN" in the frieze and a cornice ornamented with modillions.

The **west** side of the building abuts a seven-story building. The entire **east** side originally abutted an adjacent building, but the eastern wall is now covered to the fourth story by a modern building, built in the 1970s and currently scheduled for demolition. Upper stories of the east side are brick coated with concrete. Two rooftop brick utility blocks are visible on the Michigan Building's east side. The **north** (rear) of the building has three-over-three double-hung windows in the two west bays of the second through sixth stories. Windows in the east bay are two-over-two double-hungs fronted by a metal fire escape. All windows in the building's north side have stone sills. The first story of the north side is wood with brick side walls and a central metal door.

The building contains a light well that rises in the west portion of the building from the second to the sixth stories. At the fourth story, the well joins an adjacent light well located within the building on the west. The light well retains its original three-over-three wire glass double-hung windows on each floor, with three on the east wall of the well and one on the north and south wall.

The **interior** of the Michigan building originally contained open commercial space in the first story, with an off-center main entrance and an east entrance that led to upper stories. Upper stories originally contained office suites connected by an east hallway on each floor. Configuration of the spaces changed during one of the building's renovations in 1917 or 1957. Still present are the building's light well,

Register of Historic Kansas Places Continuation Sheet

Section number 7 Page 2

Michigan Building
Wichita, Sedgwick County, Kansas

original double-hung windows, maple floors on some levels, oak floor molding, window and door moldings and several panel doors. On levels two through six, an original cast iron stairway is still present in the southeast portion of the building. This impressive main staircase, with iron risers, treads and newel posts, has an iron balustrade in a latticed geometric design topped with an oak railing. The building's original passenger elevator shaft is still present in the southeast corner of the building. A freight elevator shaft, not present on the original blueprints, is located in the building's northeast corner. Windows on the second and third stories of the facade are filled with concrete blocks, a reversible alteration. The building's circa 1972 exterior grill, now removed, was attached to the blocks placed within the windows.

The first story interior is open with remnants of modern paneled and plastered walls, tile ceiling and tile floors. Three support posts encased with paneling are present in the west portion of this story. The rear of this floor contains a small partitioned office space. A stairway in the northwest corner of the building leads to the basement and the second story. The brick basement is a strictly utilitarian space with a boiler room in the north portion. The floor plans of the upper stories are mostly open, some with one or two plaster walls that run east-west dividing the space. The hallways that were once present on the east side of the building are no longer extant. Restrooms, originally located on the second through sixth stories on the north and south sides of the light well, are still present on the second and fourth stories. These bathrooms have tile floors and are divided with a single stall in each. The building's main stairway is partitioned off on the second and third stories. These partitions consist of plastered walls and a west glass door surrounded by double-hung windows. All of the glass in the partitions has been painted. When the Michigan Building was constructed, it stood adjacent to a two-story building on the west. For this reason, a two-over-two double-hung window now facing a brick wall is present in the north portion of the west side on floors four through six.

The Michigan Building is in fair condition because it has been vacant for a number of years. It has suffered water damage and exposure to the elements. Most of the ceilings have fallen and the wood floors are in poor shape. Nevertheless, the building retains a high degree of integrity in materials and placement, contributing a solid presence to its Wichita streetscape. It was recognized in a 1945 obituary (see Statement of Significance) as Wichita's first fireproof building. Its concrete skeleton is now visible from the interior, confirming that the building is a very early poured concrete structure. This durable material has likely contributed to its stability despite year of neglect. Its six-story façade continues to contribute to the "canyon" of East Douglas Avenue.

Register of Historic Kansas Places Continuation Sheet

Section number 8 Page 3

Michigan Building
Wichita, Sedgwick County, Kansas

Statement of Significance

The Michigan Building, constructed at 206 E. Douglas Avenue, Wichita, Kansas in 1909, is eligible for the Register of Historic Kansas Places under Criterion A in the area of Commerce. The six-story building is a significant historic contribution to the streetscape of downtown Wichita and housed important Wichita music stores for decades. Its physical presence contributes to the "canyon" of East Douglas Avenue, a busy downtown thoroughfare lined with towering structures. The music stores housed within the building—the Martin & Adams Music Company, The Adams-Bennett Music Company and the Bennett Music House—drew customers not only from Wichita but also from the entire region.

The Michigan Building was built for \$60,000 by Wichita's first druggist, Oscar D. Barnes, and his son, Maurice P. Barnes. The Barnes family continued to own the building until 1972. The building, credited in Oscar Barnes' 1945 obituary as Wichita's first fireproof building, initially housed a clothing business—Ayers and Barnes—operated by Fred P. Ayers and Maurice Barnes. The clothiers occupied the entire building.

In spring 1917, the Martin & Adams Music Company signed a 15-year lease for the entire building and began remodeling it immediately. A Wichita Eagle article from February 19, 1917 describes the building and the hopes of the company: "The Michigan Building is one of the newer modern buildings of Wichita. It is thoroly (sic) fireproof. It is 25x140 in size and six stories high. Every foot of this building will be used by Martin & Adams for their music business. This, it is said, will give them the largest exclusive music house between the Missouri River and the Rocky Mountains." The seven-year-old company moved to the building from 219 E. Douglas because the business had grown. Martin & Adams sold more Victrolas and pianos in 1916 than any other business in Kansas or Oklahoma. Adaptations to the Michigan Building in 1917 included a mezzanine in the first story for offices, Victrola booths, small goods and sheet music. The second story contained a recital hall; upper stories housed other musical departments and stock.

Versions of the music company occupied the building long past the initial 15-year commitment. As business continued to grow, J.O. Adams purchased the interest of the Martin family in 1918, changing the name of the store to the J.O. Adams Music Company. Merle Bennett eventually joined the operation, which evolved to the Adams-Bennett Music Company. It became the Bennett Music House around 1932, which occupied the building until 1957. Maurice Barnes, the building's original tenant, served as an officer of the company until 1944. The downtown storefront followed the latest trends and served as a destination for buyers of musical instruments, sheet music and radios. On November 25, 1956, the Bennett Music House announced its impending relocation to a storefront east of downtown in the *Wichita Eagle*. The new location at East Central and Oliver would allowed customers to "drive to the door, step in, and stay as long as they like without parking worry or cost..." The Michigan building's period of significance, 1909 to 1956, reflects its date of construction and the years it housed Wichita's premier music store.

Register of Historic Kansas Places Continuation Sheet

Section number 8 Page 4

Michigan Building
Wichita, Sedgwick County, Kansas



**The Michigan Building is the building on the right in this circa 1922 photograph
(Courtesy of the Wichita Public Library)**

The General Retail Corporation signed a long-term lease on the entire building in 1957. It underwent a \$50,000 remodeling to house Holiday Shoes. The remodeling was one of the most extensive that year in downtown Wichita, with the first three stories of the building's exterior clad in pink glass tile. The Barnes family retained ownership until 1972. It is likely that a metal grill was attached to the second and third stories after it sold in 1972. Michaels Men's Wear used the building in the 1970s and the last tenant was a bookstore. The Michigan Building is currently vacant.

Register of Historic Kansas Places Continuation Sheet

Section number 8 Page 5

Michigan Building
Wichita, Sedgwick County, Kansas

The Michigan Building is also significant as part of the turn-of-the-century construction that took place along East Douglas Avenue, credited in the East Douglas Avenue Historic District National Register nomination as the most prominent commercial thoroughfare in Wichita and possibly in Kansas. The street is characterized by its predominance of commercial buildings. These are typically two and three stories tall on the eastern end but increase in height as East Douglas Avenue approaches downtown Wichita. Two city leaders—William Greiffenstein and James Mead—lobbied extensively in the 1870s for the development of East Douglas Avenue as Wichita's commercial center. Greiffenstein successfully secured the location of the post office, county offices and the Wichita Savings Bank on or adjacent to East Douglas Avenue. The construction of the first bridge over the Big Arkansas River on the west and the railroad tracks on the east secured the street as an excellent site for businesses. As commerce in Wichita focused on cattle and then other industries, East Douglas Avenue was developed and the north side of the street filled with commercial blocks by the 1880s. Thanks to meatpacking and milling industries, Wichita's industrial base grew in value by 200 percent between 1904 and 1909. The city's population also grew rapidly, passing Topeka in 1908 as the largest city in the state.

This progress in the 1900s also included a building boom. In *Wichita: The Early Years, 1865-1880*, Craig Miner states that between 100 and 200 building permits were issued each month in 1909, the year the Michigan Building was constructed. The building reflects the redevelopment that took place during this time along East Douglas Avenue. Its location one block from the railroad tracks made it ideal for receiving shipments of goods. The new building replaced a two-story structure, matching the 1888 Zimmerly Block (known in 1909 as the Winne Block) immediately to its east in height but with a modern façade of glazed brick.

The Michigan building is notable for its well-preserved exterior upper stories of glazed brick, presenting a nearly intact appearance in the upper half of the building. Changes that occurred in the lower portion of the façade minimally affect the building's historic significance as an important part of Wichita's 20th Century commercial development and a contributor to the canyon of East Douglas Avenue. Although the building underwent several renovations over the years, it retains its original cast iron stairway in the second through sixth stories. This grand staircase on the east wall of the narrow building is solidly in place and in near-original condition. The wide stairway calls to mind the numerous customers who climbed them to shop for pianos and other musical instruments. Large façade and light-well windows are also present, filling the upper stories with daylight.

Register of Historic Kansas Places Continuation Sheet

Section number 8 Page 6

Michigan Building
Wichita, Sedgwick County, Kansas

Please note that the following addendum is provided by the City of Wichita Preservation Office, written by Barbara Hammond.

Melzar P. Barnes/Oscar D. Barnes/Maurice P. Barnes

The M.P. Barnes family from Kalamazoo, Michigan made an important impact on Wichita architecture and commercial development by hiring C.W. Terry, architect to design the Michigan Building and at least three other structures in their real estate dealings. They also owned and operated a succession of retail stores. Three generations of Barnes men were active and influential from the time they arrived in the earliest decade of the town's existence (1870s), until the mid-20th century.

In 1879 Melzar P. Barnes (1824-1902) left his home state with his wife Susan (1824-1900), and an unmarried daughter. Accompanying them was his son Oscar (1852-1921) and Oscar's wife Ida (1855-1941). Oscar had joined his father in a mercantile business when he became of age in Kalamazoo, and together they set up shop as druggists at Number 100 Douglas Avenue soon after they arrived in Wichita, Kansas.

Wichita was founded in 1870 and grew rapidly in its infancy, making a swift transition in the business district from false-front, frame buildings to two-story brick structures. Bricks were available as early as 1871 when the city contained two sawmill/lumber yards, two hardware stores, six carpenters' shops, and two brickyards.¹ The expansion of a railroad branch line from Newton to Wichita in 1872 improved the availability of building materials even more. Brick business blocks were constructed as early as 1871 but were mainly situated as anchors at major street corners with wood-frame buildings filling in between.

By 1885 there was a large mix of brick and frame buildings located around the primary business intersection of Douglas Avenue and Main Street. Barnes and Son had acquired a frame building on Main Street, which they rented to a restaurant owner. In keeping with the progress of the times, they soon followed their neighbors in the construction of a "fine two-story brick business house" in the same block.² Thus began their real estate speculations and their participation in the growth of Wichita as they listed their occupations in the *City Directory* as "Capitalists".³

The year 1890 finds Melzar Barnes retired at age sixty-six. He and Susan lived in a home at 407 N. Lawrence and Oscar and Ida lived next door at 401 N. Lawrence. These addresses play a part in future real estate endeavors of the family. Apparently, Melzar came out of retirement, or became a financial partner in 1900 to enter into a new retail venture with Oscar and his son-in-law, L.L. Newcomb. They founded Barnes & Newcomb Musical Instruments in a location at 405 E. Douglas.⁴ It is not known if they owned that building.

¹ *Wichita Eagle*, 1871.

² "Tihen Notes" re *Wichita Eagle*, Dec 2, 1885, pg 4.

³ *Wichita City Directory*, 1888, 1890.

⁴ *Wichita City Directory*, 1900, 1901.

Register of Historic Kansas Places Continuation Sheet

Section number 8 Page 7

Michigan Building
Wichita, Sedgwick County, Kansas

Oscar Barnes then turned his attention to the construction of a new residence for Ida and himself. He built a grand, brick Foursquare style house at 901 N. Lawrence Avenue in 1901 and moved from 407 N. Lawrence. The house is extant and bears similarity to the many impressive foursquares that Charles W. Terry designed for O.D. Barnes' contemporaries. However, this possibility has not been proven.

Melzar P. Barnes died in 1902 at the age of 78, soon after Oscar and Ida moved from the adjoining family properties.⁵ By that time Oscar's son, Maurice P. Barnes, was nearly 20 years old and living with his parents while he attended school.⁶ In only a few short years he would follow the family tradition and go into a mercantile business, as had his father and grandfather. With Fred Ayer, Maurice Barnes opened a partnership in 1906, which they called Ayer & Barnes, Men's Furnishings. It was located in the impressive new Barnes block at 305 E. Douglas Avenue.⁷

Charles W. Terry

During the time that Oscar Barnes was establishing himself in the development of Wichita's business district, a man just five years younger than he was also making a name for himself by designing some of the city's outstanding commercial and residential architecture. Charles W. Terry (1847-1931) began a long and distinguished career in Wichita in 1885 and left a legacy of commercial and residential buildings. Terry lived in Wichita for about thirty years with a few intermittent leaves of absence to work in Chicago and Pennsylvania. He originally left his native New York state in 1879 to obtain employment as an architect and superintendent in Carthage, Missouri. Following that, he moved to Wichita.

Terry worked for the first two years in Wichita with several associates including Elbert Dumont (1874-1904), Alfred Gould (dates unknown), A.T. Hayward (dates unknown), and G.K. Thompson (dates unknown). Dumont and Hayward soon started their own business, as did Gould. Edward Forsblom (1875-1961) joined Terry in 1906 and eventually took over the firm. Forsblom purchased the business in 1916 and Terry moved to California soon after. He died there in 1931. C.W. Terry's company is credited with many fine residences extant in Wichita including the L.W. Clapp House (1887), NRHP; the Steinbuchel House (1887), NRHP; the Cyrus M. Beachy House (1909); and the Marc Clapp House (1913), NRHP. He also designed the elegant north addition to the Scottish Rite Temple (1907), NRHP; and the Michigan Building (1906). These extant buildings represent a fraction of the total buildings that he designed in Wichita and other cities. He was an extremely prolific designer and one of Wichita's finest architects.

Terry's professional success and reputation apparently led to a satisfactory working relationship between Barnes and himself. Oscar Barnes hired Terry to design at least four known structures and possibly others that are not documented. Only one of the four, the Michigan Building, survives.

⁵ Wichita Death Index, 1887-1910. Midwest Historical and Genealogical Society
<http://skyways.lib.ks.us/genweb/sedgwick/death.html>. Accessed 8/8/2006.

⁶ *Wichita City Directory*, 1903.

⁷ *Wichita City Directory*, 1906-1910.

Register of Historic Kansas Places Continuation Sheet

Section number 8 Page 8

Michigan Building
Wichita, Sedgwick County, Kansas

Barnes Building

The first known collaboration (1909) between Barnes and Terry was a substantial business block to be known as the "Barnes Building". It was located on a premier commercial site at the southeast corner of Douglas and Lawrence (now Broadway) Avenues. It displaced a small frame building that housed a seed business and became a noted anchor at that busy intersection.

The Barnes Building was highly noticeable to the viewer because it took advantage of the corner site that exposed two facades to the street. This doubled the architectural impact, which in turn lent prestige to the building. Terry created a compact mass in brick with cut stone pilasters and dentilled cornice framing the street level display windows and a single granite column emphasizing the corner entrance. The newspaper reported that the column cost \$198.42; the bricklayers were paid \$4.50 to lay some 2000 bricks per day. The cost of the brick was \$7.00 per thousand.⁸ The upper floor levels were marked with stone lintels and belt coursing that accentuated the bands of windows that wrapped around the north and west elevations.



Although not an arcaded block in the high style of H.H. Richardson and Louis Sullivan, the round arched windows on the top floor and west ground floor, in combination with the arched doorway on the west conveyed an essence of the popular Romanesque style. Terry topped the building with a heavily dentilled cornice and classical pediments at the roof level. Balusters and a nameplate proclaiming "The Barnes" were inserted in the parapet.

The new building attracted as tenants the Union State Bank, the Winne Mortgage Company, various offices, and several retail businesses, one of which was the drugstore owned by Oscar Barnes' son-in-law, Chester Shelley, another was Ayer and Barnes, owned by Maurice P. Barnes. Oscar and Maurice Barnes also managed their real estate business from offices in this structure.

Barnes Apartment Building and Victoria Apartment Building

On completion of the project in 1906, O.D. Barnes and C.W. Terry must have arrived at a mutually advantageous relationship. Within the next two years Barnes hired Terry to design at least two apartment buildings for him. They are listed in a large advertisement published in 1909 by Terry as the Barnes Apartments and the Victoria Apartments.⁹ Because his parents, Melzar and Susan Barnes were by then deceased, and Oscar had moved to his splendid residence at 901 N. Lawrence, the family property in the

⁸ "The Tihen Notes" re *Wichita Eagle*. August 16, 1925, Magazine page 7.

⁹ *The Farmer's Star*, Wichita Kansas, 1909.

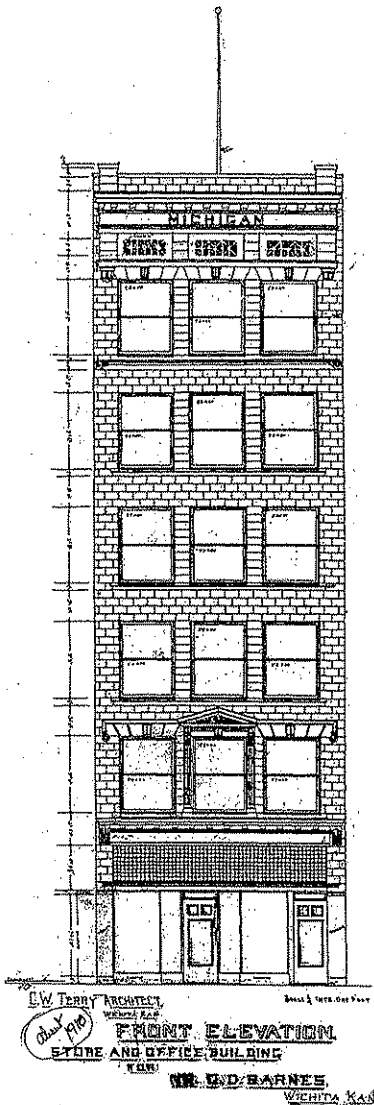
Register of Historic Kansas Places Continuation Sheet

Section number 8 Page 9

Michigan Building
Wichita, Sedgwick County, Kansas

400 block of North Lawrence was a prime space for apartment housing to serve the employees of the nearby downtown business area.

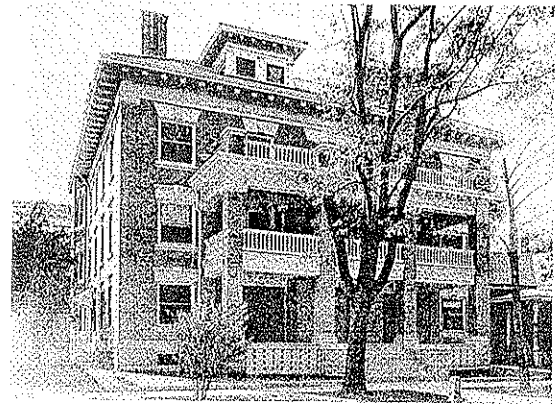
The 1903 Sanborn Map shows the two original two-story residences on the northwest corner of Lawrence and Third. The 1914 Sanborn map shows Oscar's original house remaining in the corner lot; the new, three-story Barnes Apartment building has displaced the 407 house to the north; the three-story Victoria Apartments building spans the rear of the lots from north to south and faces on Third Street. By 1935 the maps shows that the 401 house has been converted to apartments, also.



The building permit issued to Barnes to "Build Flats" at 401-403-405-407 N.

Lawrence in the spring of 1907 noted a projected cost of \$14,000.¹⁰ The *Wichita Beacon* newspaper stated that the brick apartment house contained six flats of seven rooms each. All had oak woodwork and hardwood floors. The "comfort and elegance"

provided by Mr. Barnes has created "one of the best appointed houses to be found in any city."¹¹ The *Beacon* neglected to credit the noted architect, Charles W. Terry, as the designer of the building.



APARTMENT HOUSES FOR O. D. BARNES, WICHITA, KANSAS.
C. W. Terry, Architect.

Michigan Building

Meanwhile, Oscar Barnes and Charles Terry set out to build their next commercial structure, the Michigan Building at 206 E. Douglas. No building permit has been found for this project, but Terry's original drawings of elevations, plans, and details have been preserved and archived. They are labeled in Terry's distinctive handwriting, but not dated. The front elevation drawing is inscribed "Store and Office Building for Mr. O.D. Barnes"; another is marked, "Michigan Building-O.D. Barnes-Owner-Wichita, Kan."¹²

At O.D. Barnes' death, the *Wichita Eagle* referred to C.W. Terry's design of the Michigan Building as the first fireproof building in Wichita.¹³ This

¹⁰ Building Permit Card File, #3136. City of Wichita Planning Dept., 10th floor. 455 N. Main, Wichita, KS.

¹¹ *Wichita Beacon*, Feb 29, 1908, page 6.

¹² C.W. Terry architectural drawings from the collection of Wichita State Libraries' Dept of Special Collections, Wichita, KS.

¹³ *Wichita Eagle*. August 3, 1945, pg 5.

Register of Historic Kansas Places Continuation Sheet

Section number 8 Page 10

Michigan Building
Wichita, Sedgwick County, Kansas

statement was made 36 years after the fact and relies on family memory for accuracy. More importantly, this claim must be looked at within the context of technological history and the advances that continued to be made up to the time the Michigan was built.

In 1909, the current definition of "fireproof" construction had been evolving for 80 years and was still controversial. The major fires that destroyed large portions of commercial downtown New York (1834 and 1845) plus the one that took most of Chicago (1871) and a large section of Boston (1872) had caused a demand for fireproof buildings that kept improving over that long span of time. A progression of technological advances began to eliminate wood joist floors and roofs and spurred the use of all masonry walls and partitions, iron beams and columns, cast iron fronts, and arch floors. As iron was found to be inadequate, it was replaced with steel beams, which became commercially available in 1884; likewise terra cotta blocks replaced brick arch floors, to be again replaced with concrete floors.¹⁴

C.W. Terry's drawings and specific notes give us to understand that the Michigan Building would be built with steel framing throughout and the partitions between rooms and offices on each floor were to be constructed of hollow tile blocks to provide dead air space as a fire resistor. All floors would include steel beams encased in five inches of concrete which was to be reinforced with wire netting and ½" steel rods. The exterior was faced with glazed terra cotta blocks; metal window frames and polished granite pilasters are also noted in the directions.

Terry's combination of materials probably would have fit the definition of best fireproofing methods for the time as is explained by Friedman: "The major features of fireproof buildings established by 1900... [included] a skeleton frame supporting a noncombustible curtain wall, the fireproofing of all steel members by covering them with an insulating material, and the use of truly fireproof materials for floors."¹⁵

Miscellaneous Properties

During this period as partners in real estate development, Oscar and Maurice listed their individual retail businesses as their respective occupations. Maurice maintained connection with Ayer and Barnes, Clothier. Oscar maintained involvement with Barnes and Newcomb, which he advertised as "The Old Reliable Music House".¹⁶ However, they continued to expand their commercial ventures by next obtaining building permits in 1917 and 1919 for a barn and two business properties. The locations were 420, 426, and 428 S. Commerce Street, which was a sparsely populated district south of Douglas Avenue. Commerce bordered the east side of the AT&SF railroad tracks with a large mill, a few small houses and several warehouses, including the two built by the Barnes men, presumably for rental purposes.¹⁷

The apartment rental properties on Lawrence Avenue held their interest also, and in 1918 Maurice

¹⁴ Donald Friedman, *Historical Building Construction*, pp. 56-58. WW Norton & Co. New York, 1995.

¹⁵ Friedman, pp.65.

¹⁶ *Wichita City Directory*, 1910, pg. 93.

¹⁷ Sanborn Fire Insurance Company map. 1914 Vol 2, Sheet 173.

Register of Historic Kansas Places Continuation Sheet

Section number 8 Page 11

Michigan Building
Wichita, Sedgwick County, Kansas

received a building permit to construct yet another apartment building, or "Flats" as it is referred to on permit # 1397.¹⁸ This building remodeled or replaced a one-story residence with a one-story apartment building.¹⁹

Oscar D. Barnes died in 1921 at the age of 69; Ida Barnes survived him by another 20 years.²⁰ In his lifetime O.D. Barnes had witnessed the changes that occurred in Wichita from the early settlement days until the prosperity that followed The Great War. At the time of his death he had left a prominent mark on the most viable business blocks of Douglas Avenue and in adjacent locations as well. Among the commercial structures that he built or accumulated were: the Barnes Building, 301 E. Douglas; the Michigan Building, 206 E. Douglas; the Richland Building, 407 E. Douglas, the Holland Theater, 118 E. Douglas; the Palace Theater, 313 E. Douglas; several warehouses, and at least four apartment buildings.²¹

After his mother's death, Maurice Barnes sold the grand residence at 901 N. Lawrence to the First Presbyterian Church for use as the pastor's residence. Maurice and Gussye meanwhile had moved to 1107 N. Waco during the years that they converted the family property on Lawrence into apartment structures. Sometime between 1916 and 1924 they followed the movement of other prosperous Wichitans to the new College Hill neighborhood where they took up residence at 224 N. Belmont Place. Maurice P. Barnes died in 1945 at the age of 62; his obituary described him as a "Wichita capitalist and property owner".²²

¹⁸ Building Permit Card File, #1397. City of Wichita Planning Dept., 10th floor. 455 N. Main, Wichita, KS.

¹⁹ Sanborn Fire Insurance Company maps. 1914 Vol 1, Sheet 35; 1935 Vol 1, Sheet 30.

²⁰ U.S. Census: 1870, 1880, 1890, 1900, 1910, 1920.

"The Tihen Notes" re *Wichita Eagle*. September 12, 1921, pg 5.

²¹ "The Tihen Notes" re *Wichita Beacon*. September 12, 1921, pg 2.

²² U.S. Census: 1870, 1880, 1890, 1900, 1910, 1920.

"The Tihen Notes" re *Wichita Eagle*. August 3, 1945, pg 5.

Register of Historic Kansas Places Continuation Sheet

Section number 9 Page 12

Michigan Building
Wichita, Sedgwick County, Kansas

Sources

Sanborn Map, 1914, p. 4

Title Information for Lot 116, Block 6, Original Town of Wichita. Sedgwick County Courthouse, Wichita, Kansas.

Wichita Public Library Special Collections photographs.

The Wichita Beacon:

"Martin & Adams Music Co. Leases Michigan Building" 19 February 1917, p. 1.

"Six-Story Michigan Building Which Is to Be Music House" 20 February 1917, p. 3.

"Adams Is Now Sole Owner" 26 September 1918, p. 3.

The Wichita Eagle:

"Many New Buildings Show Wichita's Advance" 29 May 1910, p. 1D.

Obituary, Oscar B. Barnes, 12 September 1921, p. 5.

"Displays Zenith Radios" 4 August 1935, p. 10A.

Obituary, Maurice P. Barnes, 3 August 1945, p. 5.

Advertisement, 25 November 1956, p. 7D.

"Remodeling Job Completed" 24 March 1957, p. 1E.

Obituary, Merle Bennett, 3 February 1967, p. 11A.

Wolfenbarger, Deon. "East Douglas Avenue Historic District." *National Register Of Historic Places Registration Form*, 7 June 2004.

Register of Historic Kansas Places Continuation Sheet

Section number 10

Page 13

Michigan Building

Wichita, Sedgwick County, Kansas

Verbal Boundary Description

Michigan Building is located on Lot 116 and the west one foot of Lot 118 in Greiffenstin's Original Town Addition to the City of Wichita. The property is bounded by property lines on the west and east, an alley on the north and East Douglas Avenue on the south.

Boundary Justification

The boundaries include the city lots historically associated the Michigan Building.

Photographic Information

The following information is the same for all of the photographs:

1. The Michigan Building
2. Sedgwick County, Kansas
3. Susan Jezak Ford
4. March 24, 2006
5. Digital disk located at Kansas State Historical Society

The following information is applicable to individual photographs:

6. Northwest view
7. #1

6. Northeast view
7. #2

6. Northeast view
7. #3

6. Rear of building; southwest view
7. #4

6. Storefront; northwest view
7. #5

6. First story interior; south view
7. #6

6. First story interior; north view
7. #7

Register of Historic Kansas Places Continuation Sheet

Section number 10 Page 14

Michigan Building
Wichita, Sedgwick County, Kansas

6. Fifth story stair; northeast view

7. #8

6. Fourth story interior; north view

7. #9

6. Fourth story interior; south view

7. #10

6. Fourth story interior; northwest view

7. #11

6. Fifth story interior; south view

7. #12

6. Fifth story stair; southeast view

7. #13